

## SAN ANTONIO PLANNING COMMISSION MINUTES

June 10, 2009

2:00 P.M.

Cecilia Garcia, *Chair*

Amelia Hartman, *Vice Chair*

Jose R. Limon, *Chair Pro Tem*

John Friesenhahn Dr. Sherry Chao-Hrenek

Andrea Rodriguez Christopher M. Lindhorst

Lynda Billa Burke Marcello Diego Martinez



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Please note that Citizens Comments are limited to three (3) minutes per person  
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

### 1. PRELIMINARY ITEMS

#### A. Work session, 1:15 P.M., Tobin Room

- Agenda items may be discussed (Planning and Development Services)
- Five Points Neighborhood Plan Update (Planning and Development Services by Lauren Edlund)
- Strategic Historic Preservation Plan (Historic Preservation Office by, Shanon Wasielewski)

### 2. 2:00 P.M.— Call to Order, Board Room

### 3. Roll Call – Present: Garcia, Hartman, Friesenhahn, Rodriguez, Billa-Burke, Chao, Lindhorst

Absent: Limon, Martinez

### 4. Citizens to be heard.

### 5. PUBLIC HEARINGS

Chair Garcia opened the public hearing.

#### PLANNED UNIT DEVELOPMENT (PUD) PLANS:

- A. 09-001 NAPA Oaks\* Pulled from Consent  
(East of IH 10 and south of Woodland Parkway)

- B. 09-005 Palmira\* Pulled from Consent**  
(At the northwest corner of Scenic Loop Road and Cross Mountain Trail)

**REPLATS W/ WRITTEN NOTIFICATION:**

- C. 080389 Lock Hill Plaza**  
(Northeast of the intersection of Babcock Road and Lock Hill Road)
- ~~D. 090061 Windgate Ranch PUD U-1A Pulled~~**  
~~(On the east side of Wind Gate Parkway, north of FM 471)~~
- E. 090066 Summer Autumn Subdivision**  
(On the eastside of Rockwell Boulevard, south of Gillete Boulevard)
- F. 090073 Alamo Ranch 44D PH1A Lt 31 & 902, PUD**  
(At the intersection of Pronghorn Oak and Sandhill Crane)
- G. 090137 Alamo Ranch 38, 25-48, Block 62 PUD**  
(At the intersection of Apache Ranch and Lost Maples)
- H. 090183 Subdivision Alvarado**  
(On the west side of Wilma Jean Drive, south of Petaluma Boulevard)

**REPLATS:**

- I. 070588 The Preserve at Indian Springs Unit 2, Phase 3**  
(At the extension of Preserve Parkway, north of Wilderness Oaks)
- J. 090071 Weidner Road Supply Warehouse**  
(On the west side of Weidner Road, south of IH 35 North)

Commissioner Hartman requested item 5A & 6 - 09-001 NAPA Oaks PUD, item 17 - 070690 NAPA Oaks, Unit 1 PUD Plat and item 5B & 7 - 09-005 Palmira be pulled for recusal and discussion purposes.

Staff stated item 5D & 9 - 090061 Windgate Ranch PUD U-1A has been pulled as per the applicant's request.

Commissioner Lindhorst recused himself from Item 5A & 6 and Item 17 and left the Board Room.

Item # 5A & 6 – 09-001 NAPA Oaks PUD

Amy McIn, spoke in opposition.

Dan Wettig, spoke in opposition.

Joe Niedecken, spoke in opposition.

Lisa Hill, spoke in opposition.

Chris Mandel, spoke in opposition.

Nur Reinhart, spoke in opposition.

Steve Salata, spoke in opposition.

Jaime Porter, spoke in opposition.

James Murcklen, spoke in opposition.

Daniel Perez, spoke in opposition.

Daniel Ortiz, representing the applicant, stated since the last Planning Commission Meeting they have met with representative for the neighborhood association to discuss this development. He further stated they are still working on addressing their concerns. He stated this is a 113-acre PUD with about 350 units but overall the density is roughly 3 units per acre. He stated, as for the traffic and access issue, it is being addressed.

Tom Carrasco, Chief Engineer, Planning & Development Service Department, addressed questions concerning secondary access.

Bob Browning, Chief Stormwater Engineer, Public Works, addressed questions concerning drainage issues.

Bob Brach, Engineer, Bexar County Public Works, stated they are working with City staff regarding drainage issues on this development.

Caleb Chance, Pape Dawson Engineers, stated they prepared stormwater management plan for this development.

Motion: Commission Billa-Burke to follow staff's recommendation of approval less item 8 from the note section of the PUD.  
Second: Commissioner Rodriguez  
In Favor: Garcia, Hartman, Friesenhahn, Rodriguez, Billa-Burke, Chao  
Opposed: None  
Recused: Lindhorst  
Motion Passes

Item 17 - 070690 NAPA Oaks, Unit 1 PUD Plat

Motion: Commission Hartman to follow staff's recommendation of approval.  
Second: Commissioner Billa-Burke  
In Favor: Garcia, Hartman, Friesenhahn, Rodriguez, Billa-Burke, Chao  
Opposed: None  
Recused: Lindhorst  
Motion Passes

Commissioner Lindhorst re-entered the boardroom.

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## **CONSENT AGENDA**

**NOTICE TO THE PUBLIC:** All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

**PUBLIC HEARINGS FOR ITEMS 6-15 HELD ABOVE:**

6. ~~09-001~~ **NAPA Oaks\* Pulled**  
(East of IH 10 and south of Woodland Parkway)
7. ~~09-005~~ **Palmira Pulled**  
(At the northwest corner of Scenic Loop Road and Cross Mountain Trail)
8. **080389 Lock Hill Plaza**  
(Northeast of the intersection of Babcock Road and Lock Hill Road)
9. ~~090061~~ **Windgate Ranch PUD U-1A Pulled**  
(On the east side of Wind Gate Parkway, north of FM 471)

10. 090066 **Summer Autumn Subdivision**  
(On the eastside of Rockwell Boulevard, south of Gillette Boulevard)
11. 090073 **Alamo Ranch 44D PH1A Lt 31 & 902, PUD**  
(At the intersection of Pronghorn Oak and Sandhill Crane)
12. 090137 **Alamo Ranch 38, 25-48 Blk 62 PUD**  
(At the intersection of Apache Ranch and Lost Maples)
13. 090183 **Subdivision Alvarado**  
(On the west side of Wilma Jean Drive, south of Petaluma Boulevard)
14. 070588 **The Preserve at Indian Springs Unit 2, Phase 3**  
(At the extension of Preserve Parkway, north of Wilderness Oaks)
15. 090071 **Weidner Road Supply Warehouse**  
(On the west side of Weidner Road, south of IH 35 North)

**PLATS:**

16. 070561 **Kinder Northeast Unit 6A PUD\***  
(North of Borgfeld, east of Bulverde Road)
17. 070690 **NAPA Oaks, Unit 1 PUD\***  
(East of IH 10 and south of Woodland Parkway)
18. 080237 **Alamo Ranch, Unit 31A, Enclave**  
(On the east side of Lonestar Parkway, south of Volunteer Parkway)
19. 080404 **Canyon Crossing, Unit 3**  
(South of US Highway 90 and west of Cagnon Road)
20. 090179 **Highland Hills Village**  
(On the southside of South New Branunfels, south of Koehler Court)

**DEFERRALS:**

21. 090199 **Brown Dental Clinic**  
(South of Rigsby Avenue, west of South WW White Road)

22. 090212 **Edwards Dental Clinic**  
(At the southwest corner of Kings Mountain and  
Nacogdoches Road)

**LAND TRANSACTIONS:**

23. Conveyance of one (1) property to the San Antonio River Authority for Phase II of the San Antonio River Improvements Project. (Center City Development, by Lori Houston, Economic Development Manager)

Motion: Commission Hartman to follow staff's recommendation of approval less items 5A, 6, 17, 5B, 7, 5D and 9.  
Second: Commissioner Billa-Burke  
In Favor: Unanimous  
Opposed: None  
Motion Passes

Item 5B & 7 – 09-005 Palmira PUD

Grandy Calle, Engineer for the applicant, stated he would like to request a continuance to meet with the surrounding property owners to address their concerns.

Rob Carraway, spoke in opposition.

Adolph Neslone, spoke in opposition.

Jim Cannizzo, representing Fort Sam Houston, stated they provided a comment letter to staff requesting, as part of the development package, the developer conduct a survey and submit to the Department of Wildlife to ensure that these endangered species are not impacted.

Jim Richardson, expressed concerns with drainage.

Harry Schuhmacher, expressed concerns with the density of this development and drainage.

Susan Bevin, expressed concerns with traffic and drainage issues.

Bebe Fenstermaker, spoke in opposition. Expressed concerns with drainage issues.

Baltazar Serna, representing the applicant, stated he was just hired by the applicant and would like to request a continuance to meet with the surrounding property to address their concerns.

Matt Barrientez, spoke in opposition. Expressed concerns with drainage issues. He stated he is in agreement with the continuance.

Richard Castillo, spoke in opposition. Expressed concerns with drainage issues.

Motion: Commission Billa-Burke to recommend a continuance until July 8, 2009  
Second: Commissioner Hartman  
In Favor: Unanimous  
Opposed: None  
Motion Passes

**Chair Garcia closed the public hearing.**

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## **INDIVIDUAL CONSIDERATION**

### **LAND TRANSACTIONS:**

- 24. SP 1442** Request to close, vacate and abandon portions of improved Public Rights of Ways for the development of Wheatley Heights Sport Complex in District 2. (Capital Improvement Management Services Department by David Segovia)

David Segovia, Capital Improvement Management Services Department, presented item.

Motion: Commission Billa-Burke to follow staff's recommendation of approval  
Second: Commissioner Rodriguez  
In Favor: Unanimous  
Opposed: None  
Motion Passes

### **OTHER ITEMS:**

- 25.** Public hearing and consideration of amendments to Articles II, V, Appendix A and B of the Unified Development Code identified in conjunction with the rough proportionality amendments. (Planning and Development Services Department, by Thomas Carrasco, Chief Engineer).

Andrew Spurgin, Planning Manager, presented item.

Motion: Commission Hartman to recommend approval  
Second: Commissioner Lindhorst  
In Favor: Unanimous  
Opposed: None  
Motion Passes

- 26.** Public hearing and consideration on the Form Based Zoning District.  
(Planning and Development Services Department by Richard Milk and  
Lauren Edlund)

Richard Milk, Planning and Development Services Department, presented item.

Motion: Commission Lindhorst to recommend approval minus Sections D6,  
E5 and F5.  
Second: Commissioner Rodriguez  
In Favor: Garcia, Friesenhahn, Rodriguez, Chao, Lindhorst  
Opposed: Hartman, Billa-Burke  
Motion Passes

- 27.** Consideration and approval of the Technical Advisory Committee  
Establishment and Governance policy (Planning and Development  
Services by, Elizabeth Carol)

Chair Garcia stated this item has been pulled to be considered on June 24, 2009  
Meeting.

- 28.** Approval of the minutes for the May 27, 2009 Planning Commission  
meeting.

Motion: Commission Hartman to recommend approval  
Second: Commissioner Chao  
In Favor: Unanimous  
Opposed: None  
Motion Passes

- 29.** Director's report.

- o Budget and Department Performance
- o Camp Bullis Awareness Zone
- o Edwards Aquifer
- o Professional Development Opportunity – conferences and workshops
- o Steering Committee on Historic Preservation
- o Technical Advisory Committee
- o Unified Development Code

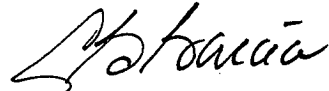


30. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed

31. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:20 pm.

APPROVED



Cecilia Garcia, Chair

ATTEST:



Executive Secretary